



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA6319

Offers in excess of £900,000

**Tregassick House,
Portscatho, Nr. St Mawes, Roseland Peninsula, South Cornwall**

**National Trust
LEASEHOLD**



A particularly handsome non-Listed 5 bedroomed period house with two exceptional converted barns which produce an excellent high calibre letting income. Located in the heart of the Roseland Peninsula just ½ a mile from the Percuil River. Occupying beautiful, established gardens and grounds of approximately 1½ acres enjoying views across countryside to St Mawes waterfront and the sailing waters of the Carrick Roads.



SUMMARY OF ACCOMMODATION

TREGASSICK HOUSE

Ground Floor: entrance lobby, cloakroom/wc, inner hallway, sitting room opening to sun room, dining room, kitchen breakfast room.

First Floor: landing, master bedroom with en-suite bathroom, 4 further double bedrooms, family shower room, family bathroom.

THE COWSHED

Ground Floor: sitting room with open vaulted ceiling, kitchen/dining room. (3 double bedrooms two with en-suite shower rooms, family bathroom).

First Floor: master bedroom.

THE DAIRY

Sitting room/kitchen, bedroom, bathroom.

Outside: detached double garage, parking for numerous vehicles, established formal gardens and rear terraced gardens, walled garden, private patios for the barn conversions, small area of woodland, separate orchard. Chicken run, workshop. Timber outbuilding.

In all, approximately 1.5 acres.



DESCRIPTION

- An exceptionally rare opportunity to secure a wonderful period home located right in the very heart of the Roseland Peninsula just a short drive from St Mawes and less than a mile from Percuil Boatyard and moorings but also close to Portscatho and wonderful golden sand beaches such as Pendower and Porthcurnick.
- A stunning and most attractive property, non-Listed and with wonderful slate hung Georgian façade, exposed stone and rendered exteriors.

- Well appointed interiors include three generous reception rooms plus comfortable kitchen breakfast room and 5 double bedrooms, master with en-suite bathroom and walk-in wardrobe.
- Two exceptional converted barns. The Cowshed – four bedrooms with wonderful sitting room with open vaulted ceilings and fantastic kitchen dining room, The Dairy – a smart well appointed one bedroom unit. Both barns enjoy views over fields to St Mawes waterfront and Carrick Roads beyond and are used for high calibre holiday letting producing a superb established letting income.
- Photovoltaic panels plus air source heat pump for The Cowshed both generating a generous financial return and also providing lower running costs.
- Beautiful well established gardens and grounds with separate walled gardens and terraces for the letting barns plus further area of woodland and orchard.
- From parts of the property and the grounds there are fabulous panoramic views over the Percuil River to St Mawes and to the Carrick Roads beyond and also over countryside to the sea.

HISTORICAL NOTE

A dwelling at Tregassick House dates back from 1066. The property was owned from 1066-1850 by the Bishop of Exeter. It was then passed to the Ecclesiastical Commissioners who owned the property from 1850-1953. From 1953 the freehold has belonged to the National Trust and the current property is offered with an 80 year lease. The house is believed to have taken its current form in circa 1750 with its impressive Georgian style slate hung façade. Interestingly for a house of its character and stature the property is non-Listed.

LOCATION

Tregassick House is located in this small attractive hamlet right in the heart of the Roseland Peninsula. The whole area is one of outstanding natural beauty containing much National Trust property. There are many coves and beaches nearby plus delightful coastal and inland walks accessible from the property including Porthcurnick Beach with its highly regarded 'Hidden Hut' serving great food above the beach. The nearest villages of Portscatho and Gerrans are about two minutes away by car or approximately fifteen minutes walk along the coastal footpath. There are useful shops within the village of Gerrans with a post office, excellent pub and a surgery. Gerrans School is a highly regarded local primary which offers a large range of activities including music and sport as well as educational activities.

The well known fishing and sailing village of St Mawes is only five miles away. This has a year round passenger ferry to Falmouth. Truro and St Austell are approximately fifteen miles by road or there is a shorter route eight miles to Truro via the King Harry Ferry which also provides a shortcut to Falmouth. London is approximately four hours by train from St Austell and there is an air service from Newquay about forty minutes drive away. For the sailing enthusiast there is the Percuil Sailing Club and moorings approximately one mile

away with access from there onto the Fal Estuary (Carrick Roads) which are regarded as one of the best areas for day sailing in the United Kingdom.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From a gravelled parking area a slate pathway leads to the rear porch, accessed through a half small paned glazed door into:-

REAR PORCH. Coat hooks, high level cupboard, tiled floor opening into:-

KITCHEN BREAKFAST ROOM – 17'9" x 12'10"

Dual aspect with two small paned windows to side and small paned double glazed sash window with window seat to rear. Oil fired Rayburn providing both cooking and some heating element. Neff electric oven and grill with Neff five ring gas hob over, original clome oven, fitted on two sides with a comprehensive range of cream fronted base and eye level cupboards with



polished black granite worksurface over with 1½ Franke sink with integrated drainer, chrome mixer tap and instant hot water tap. Samsung American style fridge freezer, Miele dishwasher, bespoke wooden dining table, beamed ceiling, directional downlights, alcove with shelving, painted wood flooring. Door into:-

INNER HALL – 17'7" x 10'1". A broad reception space within the house with elegant turning staircase to first floor. Small paned door to side hall/utility. Doors to dining room and lounge (see below). Large understairs cupboard with coat hooks and shelving, tiled flooring, central heating control unit.

SIDE HALL / UTILITY. Fitted on one side with a base level cupboard with roll edge granite effect worksurface over with stainless steel sink and drainer unit with chrome mixer tap, space and plumbing for washing machine, space and plumbing for dryer, two high level cupboards, small paned window and small paned stable door with cat flap overlooking and opening out onto side gardens, tiled flooring. Door into:-

WC. Low flush wc, wall mounted wash hand basin with tiled splashback, central heating controls, small paned window to side, tiled flooring.

DINING ROOM – 14' x 12'3". Elegant three quarter length small paned sash window overlooking the front garden with working shutters. Contemporary Barbas gas burning stove with soapstone surround set on a tiled hearth. Alcove shelving with low level cupboards, TV aerial point. Space for twelve seater dining table.

SITTING ROOM – 23'3" x 12'10". Elegant three quarter length small paned sash window with working shutters overlooking the front gardens, three quarter glazed door opening into entrance vestibule giving access to original part glazed front door. Feature fireplace with Bodart Gona recessed contemporary woodburning stove with elegant sandstone surround on sandstone hearth, two recessed display alcoves with low level cupboards, inset halogen downlights, TV aerial point, radiator. Steps ascend through a square arch to:-



SUN ROOM – 17' x 12'3". Dual aspect with small paned double glazed wooden double doors with double glazed small paned side screens overlooking and opening out onto south facing terrace plus further small paned sash windows overlooking side terrace, inset halogen downlights, two radiators, door back to rear reception hall.



FIRST FLOOR

LANDING. Part galleried over inner hall below, double glazed Velux window, radiator, central heating control, door into:-

MASTER BEDROOM – 14'5" x 13'5". Dual aspect with two small paned double glazed sash windows overlooking formal gardens and rolling countryside beyond and further small paned sash window overlooking the front and orchard. Loft hatch, radiator, TV aerial point, steps and open archway into:-



EN-SUITE BATHROOM.

Fitted with a white suite including a low flush wc, base mounted cabinet with inset wash hand basin with chrome mixer tap, high level mirrored cabinet with shelving, bath with chrome mixer tap and additional handheld shower attachment plus thermostatic shower over. Chrome heated ladder style towel rail, inset halogen downlights, tiled flooring, small paned window to side, door to walk-in wardrobe with hanging rail and shelving plus immersion tank, central heating control unit.

BEDROOM 2 – 9'10" x 9'1". Small paned sash window overlooking front with window seat, radiator.

BEDROOM 3 – 13'9" max. x 9'8". Small paned sash window overlooking the front with window seat, radiator, fitted wardrobe with hanging rail and shelving.

FAMILY SHOWER ROOM. Contemporary white sanitaryware including low flush wc, corner wall mounted wash hand basin with chrome mixer tap, mirrored corner cabinet, oversize shower cubicle with thermostatic drench shower and additional handheld shower attachment with glazed shower screen, chrome heated ladder style towel rail, extractor fan, inset halogen downlights, tiled on four sides, shaver point.

BEDROOM 4 – 10'3" x 9'3". Small paned window to the side, window seat, fitted wardrobe with hanging rail and shelving, radiator.

BEDROOM 5 – 13'7" x 12'1". Wooden double glazed small paned windows overlooking formal gardens with glimpses of the Percuil River beyond, window seat. Radiator, TV aerial point. Door to fitted wardrobe with hanging rail and shelving.

OUTSIDE

DOUBLE GARAGE (of block and timber construction) – 18'3" x 17'10" with two manually operated up and over doors and partially separated internal sections with power and light connected. **TIMBER WORKSHOP – 19'4" x 10'** fitted on two sides with a range of base mounted cupboards with roll edge worktops over, windows on two sides, power and light connected.

The gardens and grounds of Tregassick are extensive, to the front on the west side there is a stone chipped pathway and level lawned gardens to either side with further borders planted with tree ferns, palms, specimen trees etc. On the opposite side of the lane is a

large section of orchard with mature fruit trees. A pathway leads to the rear bounded by high level rendered walling and Cornish stone walling leading to a chicken run. On the south side of the house are broad paved sun terraces, a real sun trap perfect for alfresco dining etc. Wood store, parking for numerous vehicles, further areas of lawned garden and private outside space for the letting cottages. Cherry trees, climbing wisteria, eucalyptus and flowering cherries.

THE DAIRY



From the parking area a gravelled pathway and sandstone step ascends to a broad sandstone terrace with half double glazed stable door into:-

SITTING ROOM / DINING ROOM / KITCHEN – 17'3" x 9'6". Dual aspect with double glazed windows to front and rear, fitted on two sides with a range of base and eye level cupboards with roll edge worksurface over, integrated stainless steel sink and drainer unit with brushed steel mixer tap, integrated Siemens electric oven and grill with Siemens four ring gas hob over with Siemens extractor hood. Space for a breakfast table, sitting area with space for sofa, TV aerial point, wooden floor with underfloor heating, open vaulted ceiling with exposed roof trusses, thermostatic heating control.

INNER HALLWAY. High level fuse box, coat hooks. Inset LED downlight, smoke detector. Doors into:-

BEDROOM – 10'8" max. x 9'9" excluding door recess. Wooden double glazed window to front, TV aerial point, fitted wardrobe with hanging rail and shelving. Loft hatch. Wooden floor with underfloor heating. Thermostatic central heating control.

BATHROOM. Fitted with contemporary white sanitaryware including low flush wc, bath with glazed shower screen, thermostatic drench shower, wall mounted cabinet with wash hand basin and chrome mixer tap over. Mirror with integrated light, inset LED downlights, extractor fan, chrome heated ladder style towel rail. Tiled flooring, tiled on four sides.

OUTSIDE

There is a paved courtyard to the front and to the rear is a further large area of walled garden with a further terrace ideal for external dining, raised vegetable beds and a area of

gently sloping lawned garden. There is a timber shed in the corner with the air source heat pump for The Cowshed.

THE COWSHED



From a sandstone paved terrace double glazed double doors open into:-

SITTING ROOM – 18'3" x 16'10". Dual aspect with double glazed windows and double glazed double doors overlooking and opening out onto front and rear, high level double glazed Velux window, open vaulted ceiling some 13'9" to ceiling apex. Lovely light filled room with oblique views to St Mawes, the Percuil River and the Carrick Roads beyond with Hwam contemporary woodburning stove set on a slate hearth, wood flooring with underfloor heating, steps ascending to first floor bedroom (see below), door to inner hallway. Steps descend to kitchen dining room. Directional halogen downlights.

KITCHEN DINING ROOM – 17'8" x 13'7". Fitted on two sides with a comprehensive range of white and high level units plus central island unit and breakfast bar with polished black granite worksurfaces over with 1½ sink and integrated drainer with chrome mixer tap over and instant hot water tap. Black granite splashback, electric Range cooker with five ring induction hob over with brushed steel extractor fan over. Space and plumbing for large upright fridge freezer, integrated wine cooler, inset LED downlights, smoke detector, double glazed window to side, limestone floors, space for ten seater dining table.

INNER HALLWAY. High level window to rear, loft hatch, smoke detectors, inset LED downlights. Thermostatic central heating control. Loft access to large boarded loft space, wood flooring with underfloor heating. Door to:-

UTILITY CUPBOARD. Space and plumbing for washing machine, space and plumbing for dryer. Granite effect worksurface and eye level cupboard, high level fuse box, wood flooring.

BEDROOM 2 – 11'3" x 10'5" excluding door recess. Wooden double glazed window to front, fitted wardrobe with hanging rail and high level shelving, further fitted wardrobe with shelving, thermostatic control unit, TV aerial point, wooden flooring with underfloor heating, door into:-

EN-SUITE SHOWER ROOM. Low flush wc with concealed cistern, oak worktop with bespoke circular base with contemporary chrome mixer tap over, wet room shower with thermostatic drench shower plus additional handheld shower attachment. Chrome heated ladder style towel rail, obscure double glazed window to front, inset LED downlights, extractor fan, mirror with integrated light, tiled on four sides.

BEDROOM 3 – 11'9" x 10'7". Wooden double glazed window to front, TV aerial point, thermostatic control unit, inset LED downlight, wooden flooring with underfloor heating. Door to:-

EN-SUITE SHOWER ROOM. Fitted with a contemporary white sanitaryware including low flush wc with concealed cistern, wall mounted unit with oversize basin with contemporary mixer tap over, wet room shower with thermostatic drench shower and additional handheld shower attachment with glazed shower screen, chrome heated ladder style towel rail, inset LED downlights, extractor fan, ceramic tiled floor, tiled on four sides.

BEDROOM 4 – 9'10" x 7'7". Wooden double glazed window to the front, inset LED downlights, wooden floors with underfloor heating, thermostatic control unit.

FAMILY BATHROOM. Fitted with contemporary white sanitaryware including low flush wc, oversize wash hand basin with two chrome his and hers mixer taps, bath with chrome mixer tap and thermostatic drench shower over with glazed shower screen and additional handheld shower attachment. Chrome heated ladder style towel rail, obscure double glazed window to rear, inset LED downlights, extractor fan, tiled flooring, tiled on four sides.

MASTER BEDROOM – 15'3" x 17'7" max. with partially restricted head height. Accessed from a staircase ascending from sitting room. With partially restricted head height with double glazed windows enjoying fabulous far reaching views out over rolling countryside to the head of the Percuil River, St Mawes, the Fal Estuary and also out to sea. Fitted on both sides with a range of low level cupboards, TV point, smoke detector, wood floors with underfloor heating, a wall of opaque glass with blink glass system. Central heating control unit.

OUTSIDE

The Cowshed has a raised gravelled terrace which enjoys fantastic views down to St Mawes and the Carrick Roads, to the rear there is a external shower plus an area of lawned garden with deciduous trees backing on to farmland, timber storage shed, log store plus a further raised terrace ideal for entertaining, alfresco dining etc.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – TR2 5ES.

SERVICES – Mains electricity, mains water, private drainage, oil fired central heating. For Council Tax see www.mycounciltax.org.uk.

TENURE AND POSSESSION – Tregassick House is offered for sale leasehold with vacant possession upon completion. There is an 80 year National Trust lease subject to an annual non-reviewable ground rent of £260 per annum. As well as the areas covered by the lease there are three sections of the grounds which are used on a renewable licence basis from the National Trust and these include the section of garden to the rear of

The Cowshed, a small area of woodland and the orchard opposite the main façade of the house. Further information can be made at request with Lillicrap Chilcott.

DIRECTIONS – Proceed out of Truro on the A390 towards St Austell and continue along this road through Tresillian and along the Probus bypass. About half way along take the right hand turning signposted Tregony A3078. On entering Tregony continue along the A3078 towards St Mawes for approximately 7 miles. Turn left signposted to Portscatho and then past the turning for Portscatho and go through Gerrans village and after passing the church and school turn right. Tregassick House will be found on the left hand side.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT’S NOTE 2 – All furniture, furnishing and fittings in the letting cottages can be purchased as seen to provide a ‘turnkey’ purchase by separate negotiation.

In addition there is a selection of bespoke handmade furniture in the main house which can also be acquired by separate negotiation. For further details contact Mark Bracey or Ian Lillicrap.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

Energy Performance Certificate

Tregassick House, Portscatho, TRURO, TR2 5ES

Dwelling type: Detached house
 Date of assessment: 08 April 2016
 Date of certificate: 11 April 2016

Reference number: 0694-2898-6047-9506-6955
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 223 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,027
Over 3 years you could save £ 1,608

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 588 over 3 years	£ 300 over 3 years	
Heating	£ 4,767 over 3 years	£ 3,813 over 3 years	
Hot Water	£ 672 over 3 years	£ 306 over 3 years	
Totals	£ 6,027	£ 4,419	You could save £ 1,608 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 288	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 252	✓
3 Draught proofing	£80 - £120	£ 159	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Energy Performance Certificate

Tregassick Barn, Portscatho, TRURO, Cornwall, TR2 5ES

Dwelling type: Detached house
 Date of assessment: 06 May 2011
 Date of certificate: 16 May 2011
 Reference number: 0295-2895-6755-9509-5311
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 186 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	204 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	9.1 tonnes per year	8.0 tonnes per year
Lighting	£117 per year	£75 per year
Heating	£1225 per year	£1122 per year
Hot water	£201 per year	£149 per year

You could save up to £196 per year

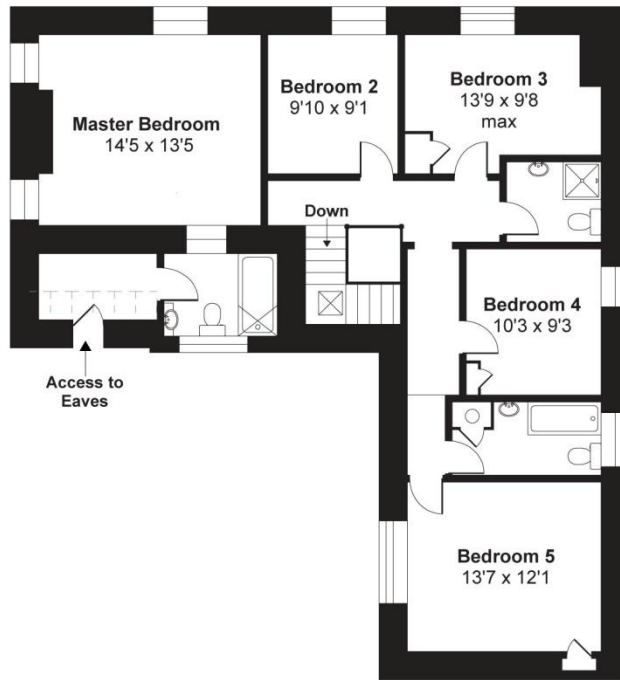
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

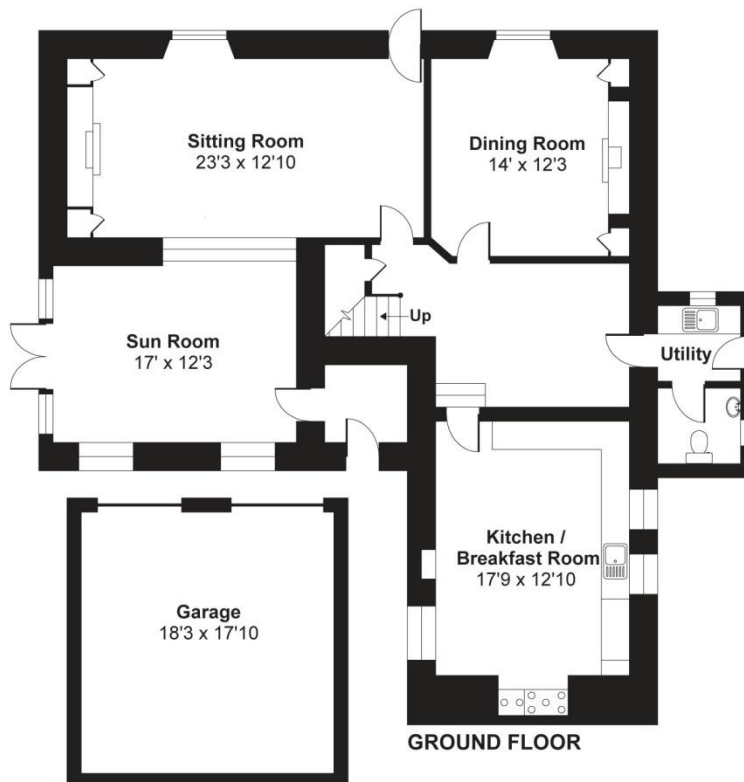
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Tregassick House, Portscatho, Truro

APPROX. GROSS INTERNAL FLOOR AREA 2885 SQ FT (EXCLUDES RESTRICTED HEAD HEIGHTS / INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

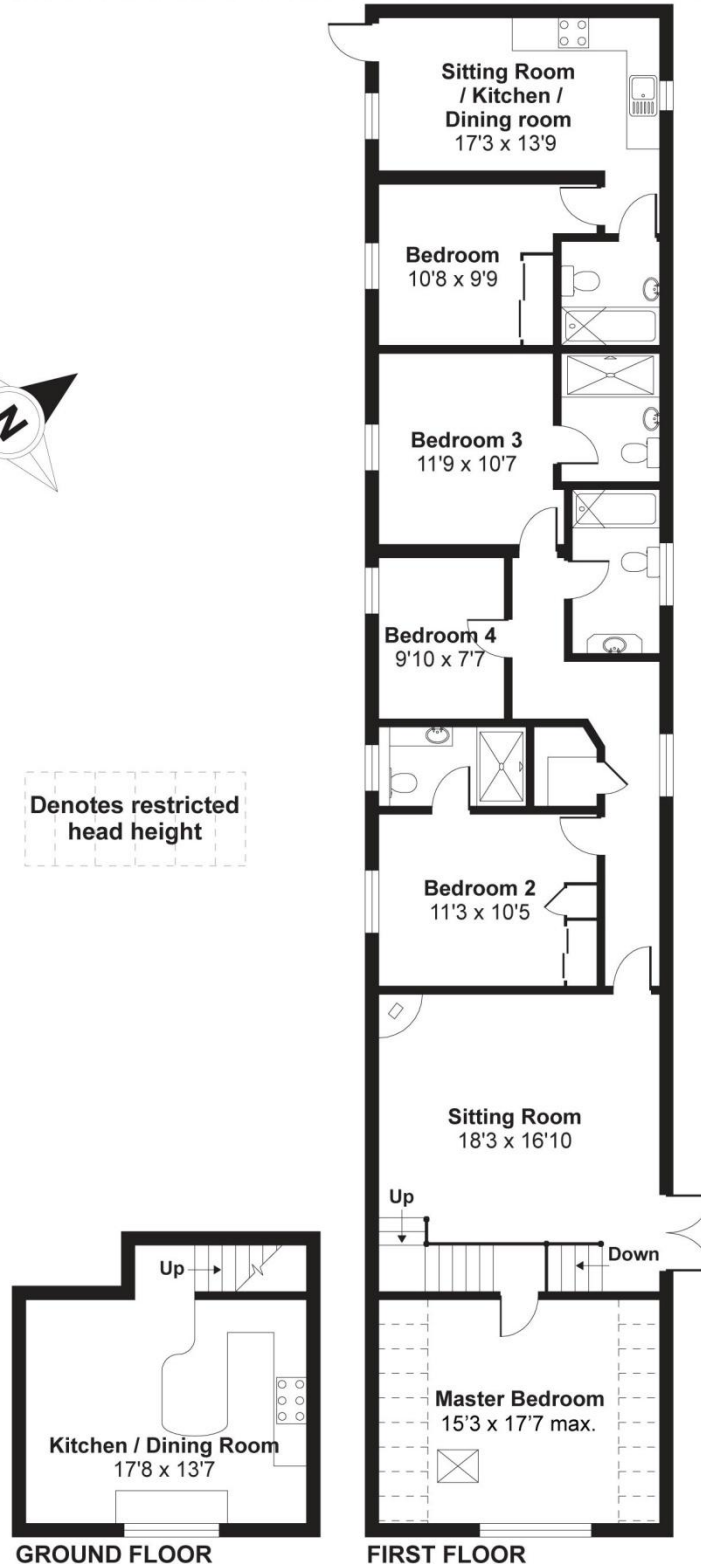
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Tregassick Barn, Portscatho, Truro

APPROX. GROSS INTERNAL FLOOR AREA 1773 SQ FT
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDING COMPRISING THE DAIRY & THE COWSHED)



Denotes restricted head height



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For reference only, not to form any part of a sales contract.

